

Superior Court of the District of Columbia

Filed
D.C. Superior Court
01/14/2022 08:53AM
Clerk of the Court

CIVIL DIVISION- CIVIL ACTIONS BRANCH INFORMATION SHEET

District of Columbia

Case Number: **2022 CA 000186 B**

vs
King Housing, Inc., King Housing LLC d/b/a
King Housing of Maryland LLC, and
Edgewood Management Corporation

Date: 1/14/2022

One of the defendants is being sued
in their official capacity.

Name: <i>(Please Print)</i> Christopher Peña	Relationship to Lawsuit
Firm Name: Office of the Attorney General for the District of Columbia	<input checked="" type="checkbox"/> Attorney for Plaintiff
Telephone No.: 202-705-1798 Six digit Unified Bar No.: 888324806	<input type="checkbox"/> Self (Pro Se)
	<input type="checkbox"/> Other: _____

TYPE OF CASE: Non-Jury 6 Person Jury 12 Person Jury
Demand: \$ _____ Other: _____

PENDING CASE(S) RELATED TO THE ACTION BEING FILED

Case No.: _____ Judge: _____ Calendar #: _____

Case No.: _____ Judge: _____ Calendar#: _____

NATURE OF SUIT: *(Check One Box Only)*

A. CONTRACTS

COLLECTION CASES

- | | | |
|---|--|---|
| <input type="checkbox"/> 01 Breach of Contract | <input type="checkbox"/> 14 Under \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 16 Under \$25,000 Consent Denied |
| <input type="checkbox"/> 02 Breach of Warranty | <input type="checkbox"/> 17 OVER \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 18 OVER \$25,000 Consent Denied |
| <input type="checkbox"/> 06 Negotiable Instrument | <input type="checkbox"/> 27 Insurance/Subrogation | <input type="checkbox"/> 26 Insurance/Subrogation |
| <input type="checkbox"/> 07 Personal Property | Over \$25,000 Pltf. Grants Consent | Over \$25,000 Consent Denied |
| <input type="checkbox"/> 13 Employment Discrimination | <input type="checkbox"/> 07 Insurance/Subrogation | <input type="checkbox"/> 34 Insurance/Subrogation |
| <input type="checkbox"/> 15 Special Education Fees | Under \$25,000 Pltf. Grants Consent | Under \$25,000 Consent Denied |
| | <input type="checkbox"/> 28 Motion to Confirm Arbitration
Award (Collection Cases Only) | |

B. PROPERTY TORTS

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> 01 Automobile | <input type="checkbox"/> 03 Destruction of Private Property | <input type="checkbox"/> 05 Trespass |
| <input type="checkbox"/> 02 Conversion | <input type="checkbox"/> 04 Property Damage | |
| <input type="checkbox"/> 07 Shoplifting, D.C. Code § 27-102 (a) | | |

C. PERSONAL TORTS

- | | | |
|---|--|---|
| <input type="checkbox"/> 01 Abuse of Process | <input type="checkbox"/> 10 Invasion of Privacy | <input type="checkbox"/> 17 Personal Injury- (Not Automobile,
Not Malpractice) |
| <input type="checkbox"/> 02 Alienation of Affection | <input type="checkbox"/> 11 Libel and Slander | <input type="checkbox"/> 18 Wrongful Death (Not Malpractice) |
| <input type="checkbox"/> 03 Assault and Battery | <input type="checkbox"/> 12 Malicious Interference | <input type="checkbox"/> 19 Wrongful Eviction |
| <input type="checkbox"/> 04 Automobile- Personal Injury | <input type="checkbox"/> 13 Malicious Prosecution | <input type="checkbox"/> 20 Friendly Suit |
| <input checked="" type="checkbox"/> 05 Deceit (Misrepresentation) | <input type="checkbox"/> 14 Malpractice Legal | <input type="checkbox"/> 21 Asbestos |
| <input type="checkbox"/> 06 False Accusation | <input type="checkbox"/> 15 Malpractice Medical (Including Wrongful Death) | <input type="checkbox"/> 22 Toxic/Mass Torts |
| <input type="checkbox"/> 07 False Arrest | <input type="checkbox"/> 16 Negligence- (Not Automobile,
Not Malpractice) | <input type="checkbox"/> 23 Tobacco |
| <input type="checkbox"/> 08 Fraud | | <input checked="" type="checkbox"/> 24 Lead Paint |

SEE REVERSE SIDE AND CHECK HERE IF USED

Information Sheet, Continued

C. OTHERS

- | | |
|---|---|
| <input type="checkbox"/> 01 Accounting | <input type="checkbox"/> 17 Merit Personnel Act (OEA) |
| <input type="checkbox"/> 02 Att. Before Judgment | (D.C. Code Title 1, Chapter 6) |
| <input type="checkbox"/> 05 Ejectment | <input type="checkbox"/> 18 Product Liability |
| <input type="checkbox"/> 09 Special Writ/Warrants
(DC Code § 11-941) | <input type="checkbox"/> 24 Application to Confirm, Modify,
Vacate Arbitration Award (DC Code § 16-4401) |
| <input type="checkbox"/> 10 Traffic Adjudication | <input type="checkbox"/> 29 Merit Personnel Act (OHR) |
| <input type="checkbox"/> 11 Writ of Replevin | <input type="checkbox"/> 31 Housing Code Regulations |
| <input type="checkbox"/> 12 Enforce Mechanics Lien | <input type="checkbox"/> 32 Qui Tam |
| <input type="checkbox"/> 16 Declaratory Judgment | <input type="checkbox"/> 33 Whistleblower |

II.

- | | | |
|--|---|--|
| <input type="checkbox"/> 03 Change of Name | <input type="checkbox"/> 15 Libel of Information | <input type="checkbox"/> 21 Petition for Subpoena
[Rule 28-I (b)] |
| <input type="checkbox"/> 06 Foreign Judgment/Domestic | <input type="checkbox"/> 19 Enter Administrative Order as
Judgment [D.C. Code § | <input type="checkbox"/> 22 Release Mechanics Lien |
| <input type="checkbox"/> 08 Foreign Judgment/International | 2-1802.03 (h) or 32-151 9 (a)] | <input type="checkbox"/> 23 Rule 27(a)(1)
(Perpetuate Testimony) |
| <input type="checkbox"/> 13 Correction of Birth Certificate | <input type="checkbox"/> 20 Master Meter (D.C. Code § | <input type="checkbox"/> 24 Petition for Structured Settlement |
| <input type="checkbox"/> 14 Correction of Marriage
Certificate | 42-3301, et seq.) | <input type="checkbox"/> 25 Petition for Liquidation |
| <input type="checkbox"/> 26 Petition for Civil Asset Forfeiture (Vehicle) | | |
| <input type="checkbox"/> 27 Petition for Civil Asset Forfeiture (Currency) | | |
| <input type="checkbox"/> 28 Petition for Civil Asset Forfeiture (Other) | | |

D. REAL PROPERTY

- | | |
|--|--|
| <input type="checkbox"/> 09 Real Property-Real Estate | <input type="checkbox"/> 08 Quiet Title |
| <input type="checkbox"/> 12 Specific Performance | <input type="checkbox"/> 25 Liens: Tax / Water Consent Granted |
| <input type="checkbox"/> 04 Condemnation (Eminent Domain) | <input type="checkbox"/> 30 Liens: Tax / Water Consent Denied |
| <input type="checkbox"/> 10 Mortgage Foreclosure/Judicial Sale | <input type="checkbox"/> 31 Tax Lien Bid Off Certificate Consent Granted |
| <input type="checkbox"/> 11 Petition for Civil Asset Forfeiture (RP) | |

/s/ Christopher Peña

Attorney's Signature

1/14/2022

Date

IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
Civil Division

DISTRICT OF COLUMBIA

400 6th Street NW
Washington, D.C. 20001,

Plaintiff,

v.

KING HOUSING, INC.

11810 Grand Park Avenue, Suite 600
North Bethesda, Maryland 20852

and

**KING HOUSING LLC d/b/a
KING HOUSING OF MARYLAND LLC**

11810 Grand Park Avenue, Suite 600
North Bethesda, Maryland 20852

Serve above Defendants on:

COGENCY GLOBAL INC.

Registered Agent

1025 Connecticut Avenue NW, Suite 712
Washington, D.C. 20036

and

EDGEWOOD MANAGEMENT CORP.

9711 Washington Boulevard, Suite 200
Gaithersburg, Maryland 20878

Serve on:

CT CORPORATION SYSTEM

Registered Agent

1015 15th Street NW, Suite 1000
Washington, D.C. 20005,

Defendants.

Case No.: 2022 CA 000186 B

JURY TRIAL DEMANDED

**COMPLAINT FOR VIOLATIONS OF THE TENANT RECEIVERSHIP ACT,
CONSUMER PROTECTION PROCEDURES ACT, LEAD-HAZARD PREVENTION
AND ELIMINATION ACT AND DISTRICT OF COLUMBIA HUMAN RIGHTS ACT**

Plaintiff the District of Columbia (the “District”), through the Office of the Attorney General (“OAG”), brings this action against Defendants King Housing, Inc., King Housing LLC, and Edgewood Management Corporation (collectively, “Defendants”), the owners and managers of King Towers, pursuant to the Tenant Receivership Act (the “TRA”), D.C. Code § 42-3651.01, *et seq.*, the Consumer Protection Procedures Act, (the “CPPA”), D.C. Code § 28-3901, *et seq.*, the Lead-Hazard Prevention and Elimination Act of 2008 (the “LHPEA”), D.C. Code § 8-231.01 *et seq.*, and the District of Columbia Human Rights Act (the “DCHRA”), D.C. Code § 2-1401.01 *et seq.* In support of its claims, the District states as follows:

INTRODUCTION

1. Built in 1969, the Martin Luther King Towers Apartments (“King Towers”) once attracted prospective tenants with affordable housing, new amenities, and a central downtown location. Yet, King Towers has fallen far from its heyday. As well-documented by hundreds of inspections by District and Federal agencies, tenants at King Towers now contend with dangerous and unsafe living conditions. With each passing day in this dangerous setting, King Towers tenants pivot further from disillusionment into despair.

2. For years, tenants of this ten-story apartment building at 1220 12th Street NW, Washington, D.C. have endured floods and leaks, ensuing mold growth, and rampant rodent infestation. Tenants, especially small children, have faced lead-paint hazards from the persistent chipping and peeling paint. The constantly malfunctioning elevators not only deny all tenants an

advertised amenity, but Defendants' refusal to make lasting repairs to the elevators and inoperable stairlift also unlawfully discriminates against those tenants with physical disabilities. Management has largely ignored tenants' pleas for remediation, and limited repairs have been haphazard.

3. Despite these unsafe conditions, the King Towers's website inaptly invites apartment seekers to "live life your way at King Towers." But, for King Towers tenants, "your way" means "on your own." Tenants are on their own when water pours freely between units, or floods the building lobby. They are on their own when their calls to maintenance go unanswered, or management discourages tenants from reporting emergent issues to District inspectors. Defendants also advertise that King Towers is "just what you need to live the life you want." Yet, the life King Towers tenants want — a safe and healthy one — is not what King Towers delivers.

4. Serious housing code violations pervade every floor at King Towers. Mice scurry into apartments and elevators, and across stained and filthy hallway carpets. Cockroaches have invaded the laundry room. Doors are ill-fitting or have poorly cut keys, creating security risks. Water seeps into the floors, walls, and ceilings from openings in the building's outer structure and between units. Mold and dusty air vents affect the tenants' daily health and safety. Rain causes the parking garage to flood, forcing tenants to trudge through water to reach their cars.

5. The many children living at King Towers face serious health risks. Chipping and peeling paint, likely containing lead, went unremedied despite repeated notices to Defendants, further threatening the health of children at King Towers. In 2020, a jagged piece of unrepaired hardwood protruding from a living room floor tore into the foot of a four-year-old child.

6. Defendants also discriminate against individuals with disabilities. Tenants or visitors with disabilities regularly contend with a malfunctioning stairlift and elevators. These outages require tenants with physical disabilities to climb flights of steps to the detriment of their health and safety. These frequently malfunctioning elevators have perilously trapped tenants. The basement laundry room and parking garage are completely inaccessible to tenants with disabilities as they lack ramp or elevator access. Defendants also refused multiple reasonable accommodation requests from one tenant to transfer out of a unit that was too narrow for the use of her walker. Defendants' refusal to accommodate tenants with disabilities prevents those tenants from equal use and enjoyment of their homes and constitutes illegal discrimination under District law.

7. The District brings this case to secure safe and healthy housing for the residents of King Towers, which include many children and older adults, nearly half of whom participate in either the District of Columbia Housing Choice or Project-Based Voucher Programs (each, commonly referred to as "Section 8"). The District seeks injunctive relief to remedy Defendants' illegal conduct, restitution for tenants deprived of habitable housing, civil penalties, attorneys' fees, and costs.

PARTIES

8. Plaintiff, the District of Columbia, a municipal corporation empowered to sue and be sued, is the local government for the territory constituting the seat of the government for the United States. The District brings this action through its chief legal officer, the Attorney General for the District of Columbia. The Attorney General has general charge and conduct of all legal business of the District and all suits initiated by and against the District and is responsible for

upholding the public interest. D.C. Code § 1-301.81(a)(1). The Attorney General is specifically authorized to enforce the TRA, CPPA, LHPEA and DCHRA. *See* D.C. Code §§ 28-3909; 42-3651.03, 8-231.15(e) and 2-1403.16a.

9. Defendant King Housing, Inc. is a Maryland non-stock corporation that purchased King Towers, an apartment building located at 1220 12th Street NW, Washington, D.C. 20005, on February 27, 1997. On August 13, 2010, King Housing, Inc. transferred direct ownership of the Property through King Housing Limited Partnership to Defendant King Housing LLC. At all relevant times, Defendant King Housing, Inc. has been the general partner of King Housing Limited Partnership and the sole member of Defendant King Housing LLC.

10. Defendant King Housing LLC, a Maryland limited liability company doing business in the District as King Housing of Maryland LLC, has owned King Towers since August 19, 2010. Pursuant to D.C. Code § 47-4639, the Property is not subject to District real estate taxes so long as the Property is owned by King Housing LLC or otherwise has low-income housing tax credit status.

11. Defendant Edgewood Management Corporation (“Edgewood”) is a property management company operating at 9711 Washington Boulevard, Gaithersburg, Maryland 20878. In the District of Columbia alone, Edgewood manages 33 properties, representing 5,322 units, and in total manages over 160 properties across 11 States. Edgewood aims to provide “hands-on management. . . and enhanced resident services” to its properties to “help improve people’s lives.” At all relevant times, Edgewood has managed King Towers.

JURISDICTION

12. This Court has subject matter jurisdiction over the District's claims pursuant to D.C. Code §§ 2-1403.16a, 11-921, 8-231.15 and 28-3909.

13. This Court has personal jurisdiction over Defendants pursuant to D.C. Code § 13-423.

FACTS

Conditions at King Towers Have Continuously Declined During Defendants' Control Over the Property, Seriously Threatening Tenants' Life, Health, Safety and Security

14. King Towers is a 129-unit, ten-story apartment building located at 1220 12th Street NW, Washington, D.C. 20005 (the "Property" or "King Towers").

15. Over at least the last six years, Defendants have allowed the Property to decline into a serious state of disrepair, as confirmed by numerous inspections conducted by several District agencies over that time.

16. From January 2015 through November 2021, the District of Columbia Housing Authority ("DCHA") performed more than 300 inspections in the 55 units at King Towers participating in the Section 8 program. The units were evaluated based upon Housing Quality Standards ("HQS") establishing the minimum criteria for the health and safety of Section 8 program participants. Nearly one-third of the inspections that DCHA conducted over this time, or 94 inspections in total, failed. Of the 55 units inspected from January 2015 through November 2021, 43 separate inspected units failed.

17. Other District and Federal agencies have confirmed the continued presence of Housing Code violations at the Property. In 2019, the U.S. Department of Housing and Urban

Development (“HUD”) noted the presence of life-threatening deficiencies at King Towers, issuing an “86c*” physical inspection score which represented a 13-point drop from its last inspection less than three years prior. From July through September 2021, the Department of Consumer and Regulatory Affairs (“DCRA”) inspected 19 units and one common area, identifying 76 total housing code violations. In September 2021, the Department of Energy and Environment conducted two inspections in the building, finding evidence of mold and water damage. Most recently, in November 2021, OAG investigators confirmed that housing violations identified by other agencies persist.

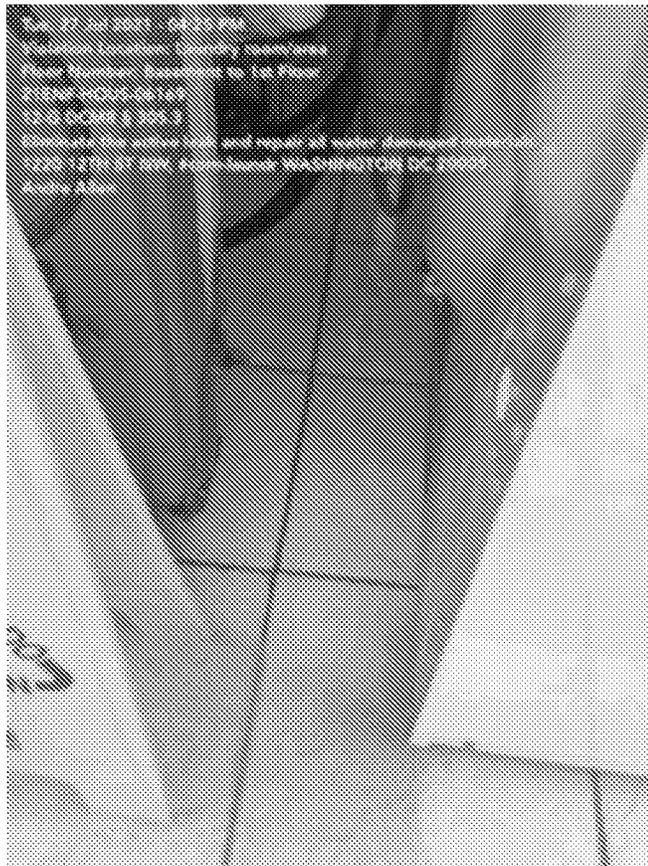
18. Mirroring tenants’ own experiences, these inspections document a prolonged pattern of Housing Code and Property Maintenance Code violations at King Towers impacting the life, health, safety, and security of tenants, including, but not limited to:

- a. active water intrusions, water damage and mold;
- b. severe rodent and pest infestation;
- c. hazardous chipping and peeling of suspected lead paint;
- d. heating and ventilation failures;
- e. defective or missing fire safety equipment;
- f. deteriorating and damaged walking surfaces; and,
- g. malfunctioning elevators, stairlifts and other deprivations of critical services for tenants with physical disabilities.

Active Water Intrusions, Water Damage and Mold

19. Since at least 2018, King Towers tenants have experienced extensive and continuing water damage caused by plumbing and structural defects.

20. From July through September 2021, DCRA found further evidence of water damage, active leaks, or excessive moisture in 8 of the 19 units they inspected at King Towers. In July 2021, DCRA also identified an active leak in the building’s laundry facility. In the Notice of Infraction (“NOI”) issued for one unit, DCRA noted “[t]he HVAC system is em[itt]ing a lot of moisture.”



21. On September 30, 2021, the Department of Energy and Environment (“DOEE”) inspected two units of the building, finding visible mold in one and unremediated water damage in the other.

22. On November 9 and 10, 2021, an OAG Inspector confirmed that water intrusion persists at King Towers, and found active leaks, recent water damage and visible signs of potential mold in at least 16 of the 27 units inspected. An OAG Inspector also noted several active leaks throughout the garage.

Severe Rodent and Pest Infestation

23. King Towers has been infested with rodents and insects for over six years. Tenants report that rodents and insects crawl throughout their bedrooms and kitchens, crawling through cabinets, onto dishes and food products and through holes that management refuses to plug. Tenants not only have to purchase rodent traps, but then dispose of the deceased rodents themselves.

24. In 2015, a failed DCHA inspection report noted the “major presence of vermin (bedbugs, etc.)” in one unit. Three other units also failed DCHA inspection in 2018 due to bedbugs. Tenants have experienced multiple waves of bedbug infestation over the past few years.

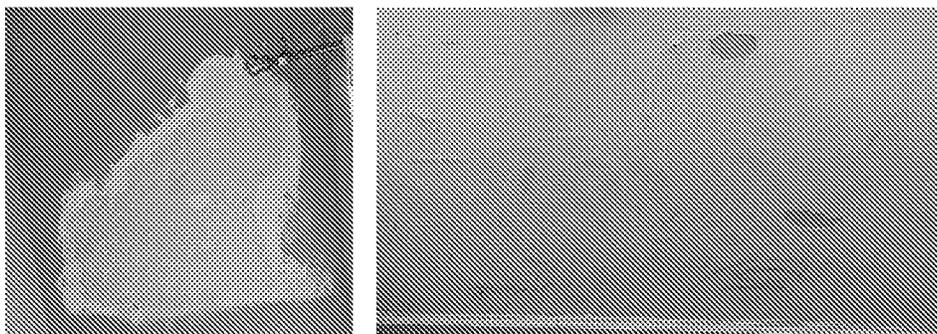
25. In August 2021, DCRA issued a NOI to Defendants for failure to properly exterminate. Describing the nature of the infraction, the NOI prescribes that Defendants engage in a “comprehensive pest elimination process throughout the building to eliminate the insect infestation.” In 2021, DCRA cited five total units for infestation related violations.

26. On November 9 and 10, 2021, an OAG Inspector confirmed that rodent and insect

infestation remained a problem at the Property, observing numerous dead insects and mouse holes.

Hazardous Chipping and Peeling of Suspected Lead Paint

27. Tenants, particularly young children, at King Towers face a documented threat of lead-poisoning from chipping and peeling paint in an aged building. Lead-based paint hazards have been found in King Towers units since at least 2016. In August 2016, a unit failed its DCHA inspection due to peeling paint. In August 2017, the same unit failed a subsequent inspection for peeling paint. A separate King Towers unit failed three separate DCHA inspections due to peeling paint in September, October, and November 2021. In August 2021, DCRA found peeling and flaking paint throughout an entire unit. The associated NOI cited Defendants for failing to properly eliminate peeling, flaking, chipping and defective paint in a pre-1978 structure and recommends “full painting of [the] entire unit.” In November 2021, an OAG Inspector identified 8 additional units with peeling, flaking, chipping and/or defective paint at King Towers.



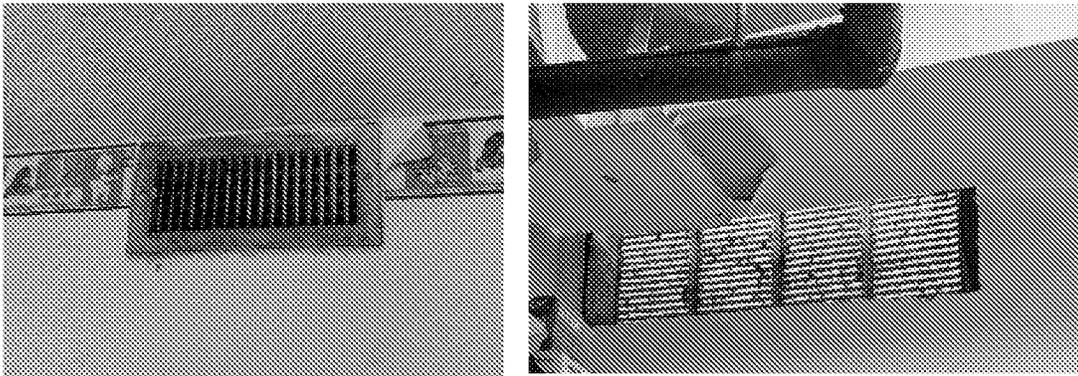
Heating and Ventilation Failures

28. Tenants at King Towers regularly struggle to breathe due to the poor quality of air channeled through the vents, exhausts, and fans in their units. Defendants do not clean the vents, allowing dirt and dust to accumulate within, and spew from, the vents. Tenants find their walls and

ceilings stained with dark residue as a result.

29. In July and August 2021, DCRA issued NOIs to Defendants for deficiencies found in the ventilation and exhaust systems of 3 separate units, recommending in one NOI that Defendants, “find [the] source of pollutants and clean entire duct system.”

30. In November 2021, an OAG Inspector confirmed that King Towers had dirty and poorly maintained vents throughout.



31. Heat is also not always guaranteed at King Towers. In the winter of 2019, most of the building went a week without heat. A tenant found herself calling management multiple times before being provided with a space heater.

32. Even when heat is on at King Towers, the system experiences dangerous malfunctions. At least one tenant at King Towers experienced excessive heat from her ventilation system. On November 10, 2021, a day on which the highest reported temperature in Washington, D.C. was 72 degrees Fahrenheit, an OAG Inspector entered a unit in which the thermostat would not come down from 99 degrees. The temperature remained 99 degrees despite the tenant having set the heat to 75 degrees. The intensity of the heat inside the unit forced an accompanying

representative from Housing Counseling Services to exit to regain her full breath.



Defective or Missing Fire Safety Equipment

33. Defendants' failure to maintain or replace fire safety equipment places King Towers tenants at a heightened risk in a fire-related emergency. In 2019, HUD noted smoke detector deficiencies in three of the 22 units they inspected at the Property. In 2021, DCRA cited missing or defective smoke detectors in four of the 19 units they inspected at King Towers. In November 2021, OAG Inspectors confirmed ongoing fire and safety violations at King Towers, including missing fire extinguishers and missing or defective smoke detectors.

Deteriorated and Damaged Walking Surfaces

34. Floor and walking surface conditions at King Towers have deteriorated over time into a state of disrepair. Since 2019, numerous tenants have made requests to replace or repair damaged hardwood floors in their units. Some floors are defective due to excessive age. Water damage has worsened the problem in other units. In response to such tenant requests, Defendants have dispatched maintenance slowly or not at all.

35. From July to September 2021, DCRA issued NOIs to Defendants to repair defective walking surfaces in 6 units of the 19 units DCRA inspected.

36. In November 2021, an OAG Inspector confirmed that walking surfaces at King Towers remain defective, noting floor damage in 23 of the 27 units they inspected.

Failure to Provide Critical Services to Tenants Living with Disabilities: Malfunctioning Elevators and Stairlifts

37. District and federal law require that apartment buildings be accessible to individuals with disabilities. In contravention of these laws that Edgewood references on its own website, Defendants knowingly fail to ensure that tenants with disabilities receive the same use and enjoyment of King Towers as all other tenants.

38. Defendants have consistently failed to maintain functioning stairway chair lifts and elevators at the Property. Tenants with disabilities depend upon these mechanisms for the most basic of daily tasks, including accessing their apartments or freely leaving their homes.

39. The lobby stairlift has not functioned consistently since its installation five years ago. Additionally, King Towers's two elevators often malfunction simultaneously, leaving tenants trapped inside or tenants with disabilities stranded in the lobby until help arrives.

40. The laundry facilities and the parking garage located in the basement are completely inaccessible to tenants with disabilities as no elevators descend to this level at all.

41. In November 2021, an OAG Inspector confirmed that the lobby stairlift was not operable and the building lacks disability access to the basement level amenities.

False Advertisement of Unavailable Amenities

42. In addition to failing to provide suitable housing that they advertise as “quality” housing, Defendants do not deliver on several specifically advertised features of life at King Towers. The website for King Towers advertises a “laundry room”, “24-hour maintenance”, “controlled building access”, “business center” and “elevator access” as amenities available to tenants at the Property. However, these amenities are regularly unavailable or not as promised.

43. From July through September 2021, the laundry room was unavailable for use due to flooding. When the laundry room finally reopened, tenants found that multiple machines did not work at all or left clothes smelling like mold and sewage. Management fails to promptly fix the machines, and residents are forced to call the service company themselves. The laundry room is also inaccessible to tenants with disabilities – a fact that Defendants do not clearly state in advertisements. An OAG inspector visited the Property on November 9, 2021 and confirmed that several machines in the laundry room are out of service.

44. Tenants do not feel secure at the Property. Contrary to Defendants’ advertisements for the building, there is not secured access to King Towers, and anyone can gain access to the buildings through unlocked entrances, often unattended by security. The security guard posted at King Towers works limited hours and is often not found at night when tenants’ security concerns are most pressing. Tenants encounter unknown persons sleeping in common areas such as the lobby, stairwells, and garage. More than one tenant has had packages stolen from the front lobby after drop-offs were no longer accepted in the property management office. Some tenants do not

even enjoy the security of a unit door that properly closes, or which their poorly cut keys allow them to easily unlock and open.

45. The business center is not even available to tenants. When not in use by an after school childcare program, the room is locked and inaccessible.

46. The advertised elevators at King Towers often are inoperable, forcing tenants to walk up multiple flights of stairs to get home.

COUNT ONE

(Petition for Appointment of a Receiver Under the Tenant Receivership Act)

47. The District incorporates by reference paragraphs 1 through 46.

48. The Attorney General may petition the Court to appoint a receiver over a rental housing accommodation “operated in a manner that demonstrates a pattern of neglect for the property for a period of 30 consecutive days and such neglect poses a serious threat to the health, safety, or security of the tenants.” D.C. Code § 42-3651.02(b). “Pattern of neglect” is defined to include all “evidence that the owner, agent, lessor, or manager of the rental housing accommodation has maintained the premises in a serious state of disrepair. . . [including] vermin or rat infestation, filth or contamination, inadequate ventilation, illumination, sanitary, heating or life safety facilities, inoperative fire suppression or warning equipment, or any other condition that constitutes a hazard to its occupants or to the public.” *Id.*

49. Defendants have operated King Towers in a manner that demonstrates a pattern of neglect under D.C. Code § 42-3651.02(b). The Property has suffered from chronic systemic repair

issues relating to leaks and mold, plumbing, electrical systems, pest infestations, chipping and peeling paint, damaged walking surfaces and elevators malfunctions.

50. This pattern of neglect has continued for over five years – well beyond the statutory period of thirty (30) consecutive days. Management has ignored repeated complaints from tenants, many of whom are seniors with disabilities or families with young children, about unhealthy and unsafe conditions. Defendants also disregarded numerous notices of infraction and inspections reports, failing to make needed repairs even when cited by multiple District agencies.

COUNT TWO

(Misrepresentations and Omissions in Violation of the Consumer Protection Procedures Act)

51. The District incorporates by reference paragraphs 1 through 50.

52. The Consumer Protection Procedures Act is a remedial statute that is to be broadly construed, establishing an enforceable right to enjoin unfair or deceptive trade practices regarding consumer goods and services that are or would be purchased, leased, or received in the District.

53. Defendants, in the ordinary course of business, offer to lease or supply consumer goods and services and thus, are “merchants” under the CPPA.

54. The tenants residing at King Towers are “consumers” under the CPPA because they rented their units for personal, household, or family purposes.

55. Under the CPPA, it is an unlawful trade practice for any person to:

- (a) represent that goods or services have a source sponsorship, approval, certification, or connection that they do not have;

- (d) represent that goods or services have a particular standard, quality, grade, style, or model, if in fact they are of another;
- (e) misrepresent as to material fact which has a tendency to mislead; [or]
- (f) fail to state a material fact if such failure tends to mislead [...]

See D.C. Code § 28-3904.

56. At King Towers, Defendants committed unfair or deceptive trade practices under the CPPA through, among other acts, the following representations or omissions:

- a. representing to tenants/consumers, through the offering and entering into of leases and other acts, that King Towers, was safe and habitable and would be maintained in compliance with applicable laws and regulations (including the District's housing code) when, in fact, King Towers is not habitable and Defendants have not maintained King Towers in a manner consistent with District laws and regulations, in violation of the Housing Code, 14 D.C.M.R. § 400 *et seq.*, and the Property Maintenance Code, 12 D.C.M.R. Code 12 § PM-101G *et seq.*.
- b. representing to tenants/consumers that Defendants have abated or will abate all housing code violations and any other material defects that pose a serious threat to the health, safety, or security of the tenants/consumers when, in fact, Defendants have not done so in violation of the Housing Code, 14 D.C.M.R. § 400 *et seq.*, and the Property Maintenance Code, 12 D.C.M. R. Code 12 § PM-101G *et seq.*.

- c. collecting rent from tenants/consumers while failing to inform them that Defendants would continuously and systematically fail to maintain King Towers in habitable condition, in violation of the Housing Code, 14 D.C.M.R. § 400 *et seq.*, and the Property Maintenance Code, 12 D.C.M.R. Code 12 § PM-101G *et seq.*
- d. advertising the units as replete with upgraded features and having 24-hour emergency maintenance, controlled building access, laundry facilities, business center and elevator access when such amenities are often entirely unavailable or only available sporadically.

COUNT THREE

(Unlawful Trade Practices Contrary to District Law in Violation of the Consumer Protection Procedures Act Arising from Housing Code Violations)

57. The District incorporates by reference paragraphs 1 through 56.

58. The CPPA prohibits any person from engaging in unfair or deceptive trade practices, including trade practices that violate other District of Columbia laws and regulations, including “any provision of title 16 of the District of Columbia Municipal Regulations.” D. C. Code § 28-3904(dd).

59. Defendants have committed unlawful trade practices in violation of D.C. Code § 28-3904(dd) by engaging in trade practices that violate District laws and regulations meant to protect and promote the health, safety, and welfare of tenants by failing to abate the numerous violations of the Housing Code, 14 D.C.M.R. § 400 *et seq.*, and the Property Maintenance Code, 12 D.C.M.R. § PM-101G *et seq.*, all of which also constitute violations of 16 D.C.M.R. § 3305.

COUNT FOUR

(Deprivation of Equal Use and Enjoyment of the Premises to Persons with Physical Disabilities in Violation of the District of Columbia Human Rights Act)

60. The District incorporates by reference paragraphs 1 through 59.

61. Under the DCHRA, it is an “unlawful discriminatory practice” to “refus[e] to make reasonable accommodations in rules, policies, practices, or services, when these accommodations may be necessary to afford any person equal opportunity to use and enjoy a dwelling[.]” *See* D.C. Code § 2-1402.21(d)(3)(B).

62. Defendants’ failure to maintain the lobby stairlift and elevators along with their failure to provide elevator, stairlift or ramp access to the laundry facilities or parking garage violate the DCHRA because Defendants failed to accord those with physical disabilities the same use and enjoyment of the premises as those with able bodies.

63. At minimum, the lack of consistently functioning stairlifts and elevators deprives all King Towers tenants of promised amenities. Tenants with physical disabilities suffer an additional harm here from Defendants’ failure to make necessary reasonable accommodations as those tenants are unable to reliably reach their homes, much less use and enjoy them.

COUNT FIVE

(Violations of the Lead-Hazard Prevention and Elimination Act)

64. The District incorporates by reference paragraphs 1 through 63.

65. The LHPEA requires that owners maintain a pre-1978 multi-family residential property free of lead-based paint hazards, including chipping and peeling of presumed lead-based paint. *See* D.C. Code § 8-231.02(a); *see also* 20 DCMR § 3301.1. Whenever lead-based paint

hazards are identified, the LHPEA authorizes the District to order a property owner to perform any action the District considers necessary to eliminate lead-based paint hazards. *See* D.C. Code § 8-231.03(c).

66. Defendants are “owners” of the property, as that term is defined in the Act, where lead-based paint hazards have been identified by the District.

67. King Towers was constructed prior to 1978 and is presumed to contain lead-based paint. *See* D.C. Code § 8-231.01(32). The peeling, chipping, and flaking of the presumed lead-based paint at the Property is a lead-based paint hazard. *See* D.C. Code § 8-231.01(22).

68. The presence of lead-based paint hazards severely and negatively impacts tenants, especially children.

RELIEF REQUESTED

WHEREFORE, Plaintiff, the District of Columbia, respectfully requests that the Court:

(a) Appoint a receiver who has demonstrated to the Court the expertise to develop and supervise a viable financial and repair plan for the satisfactory rehabilitation of the multi-unit rental housing accommodations which are the subject of this lawsuit;

(b) Order that Defendants, jointly and severally, contribute funds in excess of the rents collected from the rental housing accommodation for the purposes of abating Housing Code violations and assuring that any conditions that are a serious threat to the health, safety, or security of the occupants or public are corrected pursuant to D.C. Code § 42-3651.05(f);

(c) Enter injunctive relief as appropriate against Defendants to eliminate and/or abate all lead-paint based hazards at the Property pursuant to D.C. Code § 8-231.15(e);

(d) Enter injunctive relief against Defendants to abate any condition that impairs equal ability to use and enjoy the dwelling for individuals with disabilities pursuant to D.C. Code § 2-1403.07;

(e) Award restitution to disgorge the rent amounts that Defendants charged tenants while King Towers was in violation of the District's Housing Code or otherwise uninhabitable under D.C. Code § 28-3909(a);

(f) Award civil penalties in an amount to be proven at trial and as authorized per violation of the CPPA pursuant to D.C. Code § 28-3909(b)(1)(2);

(g) Award civil penalties in an amount to be proven at trial and as authorized per violation of the LHPEA pursuant to D.C. Code § 8-231.15(b);

(h) Award civil penalties in an amount to be proven at trial and as authorized per violation of the DCHRA pursuant to D.C. Code § 2-1403.13(a)(1)(E-1);

(i) Award reasonable attorneys' fees pursuant to D.C. Code § 28-3909(b)(4), 42-3651.07(b)(1) and D.C. Code § 2-1403.13(a)(1)(E);

(j) Award all allowable costs pursuant to D.C. Code § 28-3909(b)(4) and D.C. Code § 2-1403.13(a)(1)(F); and

(k) Grant such further relief as the Court deems just and proper.

JURY DEMAND

The District of Columbia demands a trial by jury by the maximum number of jurors permitted by law on all claims triable to a jury.

Dated: January 14, 2022

Respectfully submitted,

KARL A. RACINE
Attorney General for the District of Columbia

KATHLEEN KONOPKA
Deputy Attorney General
Public Advocacy Division

WILLIAM F. STEPHENS
JIMMY R. ROCK
Assistant Deputy Attorneys General
Public Advocacy Division

/s/

JENNIFER L. BERGER [490809]
Chief, Social Justice Section

/s/

CHRISTOPHER PEÑA [888324806]
Assistant Attorney General
400 6th Street NW, 10th Floor
Washington, D.C. 20001
(202) 705-1798 (Phone)
Christopher.Pena1@dc.gov

Attorneys for the District of Columbia



Superior Court of the District of Columbia
 CIVIL DIVISION
 Civil Actions Branch
 500 Indiana Avenue, N.W., Suite 5000 Washington, D.C. 20001
 Telephone: (202) 879-1133 Website: www.dccourts.gov

District of Columbia

Plaintiff

vs.

Case Number 2022 CA 000186 B

King Housing, Inc.

Defendant

SUMMONS

To the above named Defendant:

You are hereby summoned and required to serve an Answer to the attached Complaint, either personally or through an attorney, within twenty one (21) days after service of this summons upon you, exclusive of the day of service. If you are being sued as an officer or agency of the United States Government or the District of Columbia Government, you have sixty (60) days after service of this summons to serve your Answer. A copy of the Answer must be mailed to the attorney for the plaintiff who is suing you. The attorney's name and address appear below. If plaintiff has no attorney, a copy of the Answer must be mailed to the plaintiff at the address stated on this Summons.

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Christopher Peña

Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

400 6th Street NW, 10th Floor, Washington, D.C. 20001

202-705-1798

Telephone

如需翻译, 请打电话 (202) 879-4828

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Clerk of the Court



By

Deputy Clerk

Date

01/18/2022

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Sección de Acciones Civiles
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 Teléfono: (202) 879-1133 Sitio web: www.dccourts.gov

District of Columbia

Demandante
 contra

Número de Caso: _____

King Housing, Inc. _____
 Demandado

CITATORIO

Al susodicho Demandado:

Por la presente se le cita a comparecer y se le requiere entregar una Contestación a la Demanda adjunta, sea en persona o por medio de un abogado, en el plazo de veintiún (21) días contados después que usted haya recibido este citatorio, excluyendo el día mismo de la entrega del citatorio. Si usted está siendo demandado en calidad de oficial o agente del Gobierno de los Estados Unidos de Norteamérica o del Gobierno del Distrito de Columbia, tiene usted sesenta (60) días, contados después que usted haya recibido este citatorio, para entregar su Contestación. Tiene que enviarle por correo una copia de su Contestación al abogado de la parte demandante. El nombre y dirección del abogado aparecen al final de este documento. Si el demandado no tiene abogado, tiene que enviarle al demandante una copia de la Contestación por correo a la dirección que aparece en este Citatorio.

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Christopher Peña
 Nombre del abogado del Demandante

SECRETARIO DEL TRIBUNAL

Office of Attorney General for the District of Columbia
 Dirección
 400 6th Street NW, 10th Floor, Washington, D.C. 20001

Por: _____
 Subsecretario

202-705-1798
 Teléfono

Fecha _____

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District of Columbia

Plaintiff

vs.

Case Number 2022 CA 000186 B

King Housing LLC dba King Housing of Maryland LLC

Defendant

SUMMONS

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Christopher Peña

Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

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202-705-1798

Telephone

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Clerk of the Court



By

John W. B.
Deputy Clerk

Date

01/18/2022

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District of Columbia

Demandante
 contra

Número de Caso: _____

King Housing LLC dba King Housing of Maryland LLC
 Demandado

CITATORIO

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Christopher Peña
 Nombre del abogado del Demandante

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Por: _____
 Subsecretario

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District of Columbia

Plaintiff

vs.

Case Number 2022 CA 000186 B

Edgewood Management Corp.

Defendant

SUMMONS

To the above named Defendant:

You are hereby summoned and required to serve an Answer to the attached Complaint, either personally or through an attorney, within twenty one (21) days after service of this summons upon you, exclusive of the day of service. If you are being sued as an officer or agency of the United States Government or the District of Columbia Government, you have sixty (60) days after service of this summons to serve your Answer. A copy of the Answer must be mailed to the attorney for the plaintiff who is suing you. The attorney's name and address appear below. If plaintiff has no attorney, a copy of the Answer must be mailed to the plaintiff at the address stated on this Summons.

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Christopher Peña

Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

400 6th Street NW, 10th Floor, Washington, D.C. 20001

202-705-1798

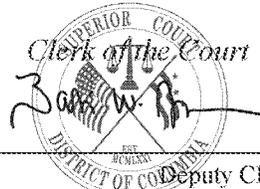
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By

Deputy Clerk

01/21/2022

Date

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District of Columbia

_____ Demandante
 contra

Número de Caso: 2022 CA 000186 B

Edgewood Management Corp.
 Demandado

CITATORIO

Al susodicho Demandado:

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Christopher Peña
 Nombre del abogado del Demandante

Office of Attorney General for the District of Columbia
 Dirección
 400 6th Street NW, 10th Floor, Washington, D.C. 20001

202-705-1798
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SECRETARIO DEL TRIBUNAL

 Subsecretario

Por: _____

Fecha 01/21/2022

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CIVIL DIVISION Civil Actions Branch
500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
Telephone: (202) 879-1133 • Website: www.dccourts.gov

DISTRICT OF COLUMBIA
Vs.
KING HOUSING, INC. et al

C.A. No. 2022 CA 000186 B

INITIAL ORDER AND ADDENDUM

Pursuant to D.C. Code § 11-906 and District of Columbia Superior Court Rule of Civil Procedure ("Super. Ct. Civ. R.") 40-I, it is hereby ORDERED as follows:

- (1) This case is assigned to the judge and calendar designated below. All future filings in this case shall bear the calendar number and the judge's name beneath the case number in the caption.
- (2) Within 60 days of the filing of the complaint, plaintiff must file proof of service on each defendant of copies of (a) the summons, (b) the complaint, and (c) this Initial Order and Addendum. The court will dismiss the claims against any defendant for whom such proof of service has not been filed by this deadline, unless the court extended the time for service under Rule 4(m).
- (3) Within 21 days of service (unless otherwise provided in Rule 12), each defendant must respond to the complaint by filing an answer or other responsive pleading. The court may enter a default and a default judgment against any defendant who does not meet this deadline, unless the court extended the deadline under Rule 55(a).
- (4) At the time stated below, all counsel and unrepresented parties shall participate in a remote hearing to establish a schedule and discuss the possibilities of settlement. Counsel shall discuss with their clients **before** the hearing whether the clients are agreeable to binding or non-binding arbitration. **This order is the only notice that parties and counsel will receive concerning this hearing.**
- (5) If the date or time is inconvenient for any party or counsel, the Civil Actions Branch may continue the Conference **once**, with the consent of all parties, to either of the two succeeding Fridays. To reschedule the hearing, a party or lawyer may call the Branch at (202) 879-1133. Any such request must be made at least seven business days before the scheduled date. No other continuance of the conference will be granted except upon motion for good cause shown.
- (6) Parties are responsible for obtaining and complying with all requirements of the General Order for Civil cases, each judge's Supplement to the General Order and the General Mediation Order. Copies of these orders are available in the Courtroom and on the Court's website <http://www.dccourts.gov/>.

Chief Judge Anita M. Josey-Herring

Case Assigned to: Judge ROBERT R RIGSBY

Date: January 18, 2022

Initial Conference: **REMOTE HEARING - DO NOT COME TO COURTHOUSE
SEE REMOTE HEARING INSTRUCTIONS ATTACHED TO INITIAL ORDER**

10:00 am, Friday, April 15, 2022

Location: Courtroom 320

500 Indiana Avenue N.W.

WASHINGTON, DC 20001

ADDENDUM TO INITIAL ORDER AFFECTING ALL MEDICAL MALPRACTICE CASES

D.C. Code § 16-2821, which part of the Medical Malpractice Proceedings Act of 2006, provides, "[a]fter action is filed in the court against a healthcare provider alleging medical malpractice, the court shall require the parties to enter into mediation, without discovery or, if all parties agree[,] with only limited discovery that will not interfere with the completion of mediation within 30 days of the Initial Scheduling and Settlement Conference ('ISSC'), prior to any further litigation in an effort to reach a settlement agreement. The early mediation schedule shall be included in the Scheduling Order following the ISSC. Unless all parties agree, the stay of discovery shall not be more than 30 days after the ISSC."

To ensure compliance with this legislation, on or before the date of the ISSC, the Court will notify all attorneys and *pro se* parties of the date and time of the early mediation session and the name of the assigned mediator. Information about the early mediation date also is available over the internet at <https://www.dccourts.gov/pa/>. To facilitate this process, all counsel and *pro se* parties in every medical malpractice case are required to confer, jointly complete and sign an EARLY MEDIATION FORM, which must be filed no later than ten (10) calendar days prior to the ISSC. D.C. Code § 16-2825 Two separate Early Mediation Forms are available. Both forms may be obtained at www.dccourts.gov/medmalmediation. One form is to be used for early mediation with a mediator from the multi-door medical malpractice mediator roster; the second form is to be used for early mediation with a private mediator. Plaintiff's counsel is responsible for eFiling the form and is required to e-mail a courtesy copy to earlymedmal@dcsc.gov. Unrepresented plaintiffs who elect not to eFile must either mail the form to the Multi-Door Dispute Resolution Office at, Suite 2900, 410 E Street, N.W., Washington, DC 20001, or deliver if in person if the Office is open for in-person visits.

A roster of medical malpractice mediators available through the Court's Multi-Door Dispute Resolution Division, with biographical information about each mediator, can be found at www.dccourts.gov/medmalmediation/mediatorprofiles. All individuals on the roster are judges or lawyers with at least 10 years of significant experience in medical malpractice litigation. D.C. Code § 16-2823(a). If the parties cannot agree on a mediator, the Court will appoint one. D.C. Code § 16-2823(b).

The following people are required by D.C. Code § 16-2824 to attend personally the Early Mediation Conference: (1) all parties; (2) for parties that are not individuals, a representative with settlement authority; (3) in cases involving an insurance company, a representative of the company with settlement authority; and (4) attorneys representing each party with primary responsibility for the case.

No later than ten (10) days after the early mediation session has terminated, Plaintiff must eFile with the Court a report prepared by the mediator, including a private mediator, regarding: (1) attendance; (2) whether a settlement was reached; or, (3) if a settlement was not reached, any agreements to narrow the scope of the dispute, limit discovery, facilitate future settlement, hold another mediation session, or otherwise reduce the cost and time of trial preparation. D.C. Code § 16-2826. Any Plaintiff who is unrepresented may mail the form to the Civil Actions Branch at [address] or deliver it in person if the Branch is open for in-person visits. The forms to be used for early mediation reports are available at www.dccourts.gov/medmalmediation.

Chief Judge Anita M. Josey-Herring

Civil Remote Hearing Instructions for Participants

The following instructions are for participants who are scheduled to have cases heard before a Civil Judge in a **Remote Courtroom**

Option 1: (AUDIO ONLY/Dial-in by Phone):

Toll 1 (844) 992-4762 or (202) 860-2110, enter the Meeting ID from the attachment followed by #, press again to enter session.

- *Please call in no sooner than 5 minutes before your scheduled hearing time. Once you have joined the session, please place your phone on mute until directed otherwise. If you should happen to get disconnected from the call, please call back in using the phone number and access number provided and the courtroom clerk will mute your call until the appropriate time.*

If you select **Option 2** or **Option 3** use the **Audio Alternative**

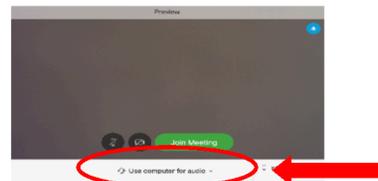
Option 2: (LAPTOP/ DESKTOP USERS 1):

Open Web Browser in Google Chrome and copy and paste following address from the next page:
<https://dccourts.webex.com/meet/XXXXXXXXXX>

Option 3: (LAPTOP/ DESKTOP USERS 2):

Open Web Browser in Google Chrome and copy and paste following address
<https://dccourts.webex.com> Select **Join**, enter the Meeting ID from the next page

AUDIO ALTERNATIVE: Instead of automatically using **USE COMPUTER FOR AUDIO**, select **CALL-IN** and follow the **CALL-IN** prompt window. Use a cell phone or desk phone. You will be heard clearer if you **do not** place your phone on **SPEAKER**. It is very important that you enter the **ACCESS ID #** so that your audio is matched with your video.



Option 4: (Ipad/SMART PHONE/TABLET):

- Go to App Store, Download WebEx App (Cisco WebEx Meetings)
- Sign into the App with your Name and Email Address
- Select Join Meeting
- Enter address from the next page: <https://dccourts.webex.com/meet/XXXXXXXXXX>
- Click join and make sure your microphone is muted and your video is unmuted (if you need to be seen). If you only need to speak and do not need to be seen, use the audio only option.
- When you are ready click "Join Meeting". If the host has not yet started the meeting, you will be placed in the lobby until the meeting begins.

For Technical Questions or issues Call: (202) 879-1928, Option #2

Superior Court of the District of Columbia
Public Access for Remote Court Hearings
(Effective August 24, 2020)

The current telephone numbers for all remote hearings are: 202-860-2110 (local) or 844-992-4726 (toll free). After dialing the number, enter the WebEx Meeting ID as shown below for the courtroom. Please click a WebEx Direct URL link below to join the hearing online.

Audio and video recording; taking pictures of remote hearings; and sharing the live or recorded remote hearing by rebroadcasting, live-streaming or otherwise are not allowed

Division	Courtroom	Types of Hearings Scheduled in Courtroom	Public Access via WebEx	
			WebEx Direct URL	WebEx Meeting ID
Auditor Master	206	Auditor Master Hearings	https://dccourts.webex.com/meet/ctbaudmaster	129 648 5606
Civil	100	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb100	129 846 4145
	205	Foreclosure Matters	https://dccourts.webex.com/meet/ctb205	129 814 7399
	212	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb212	129 440 9070
	214	Title 47 Tax Liens; and Foreclosure Hearings	https://dccourts.webex.com/meet/ctb214	129 942 2620
	219	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb219	129 315 2924
	221	Civil 1 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb221	129 493 5162
	318	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb318	129 801 7169
	320		https://dccourts.webex.com/meet/ctb320	129 226 9879

400	Judge in Chambers Matters including Temporary Restraining Orders, Preliminary Injunctions and Name Changes	https://dccourts.webex.com/meet/ctb400	129 339 7379
415	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb415	129 314 3475
516		https://dccourts.webex.com/meet/ctb516	129 776 4396
517		https://dccourts.webex.com/meet/ctb517	129 911 6415
518		https://dccourts.webex.com/meet/ctb518	129 685 3445
519		https://dccourts.webex.com/meet/ctb519	129 705 0412
JM-4		https://dccourts.webex.com/meet/ctbjm4	129 797 7557
A-47	Housing Conditions Matters	https://dccourts.webex.com/meet/ctba47	129 906 2065
B-52	Debt Collection and Landlord and Tenant Trials	https://dccourts.webex.com/meet/ctbb52	129 793 4102
B-53	Landlord and Tenant Matters including Lease Violation Hearings and Post Judgment Motions	https://dccourts.webex.com/meet/ctbb53	129 913 3728
B-109	Landlord and Tenant Matters	https://dccourts.webex.com/meet/ctbb109	129 127 9276
B-119	Small Claims Hearings and Trials	https://dccourts.webex.com/meet/ctbb119	129 230 4882